

## To Let

### 1 London Road, Luton, LU1 3UE



£35,000 Per Annum



3,423 Sq Ft / 318 Sq M



Situated in an established and well-connected business location in Luton, this prominent industrial/commercial property provides flexible, well-presented accommodation suitable for a variety of occupiers. Benefiting from excellent natural light, adaptable floor layouts, and strong visibility, the property offers an attractive base for a range of business operations.



The accommodation comprises three separate areas, including one with good eaves height, together with three roller shutter doors to support efficient access and loading. Falling within Use Class E, the property is suitable for a wide range of uses including storage, distribution, light industrial, and other commercial occupiers, subject to the necessary consents.





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### Location

Situated on London Road, the Property benefits from a highly accessible location close to Luton town centre. Luton Railway Station, Junction 10 of the M1 Motorway, and London Luton Airport are all within easy reach, providing excellent local, regional, and international connectivity.

### Terms & Tenure

A new full repairing and insuring (FRI) lease is available for a term to be agreed, subject to contract.

### Accommodation

Total Area:                      3,423 Sq Ft                      318 Sq M

### Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information  
please contact:**

**01582 957591  
9 Compton Avenue,  
Luton, LU4 9AX**

### EPC

The EPC rating for the property is D

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:



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